

Below is the Order of the Court.



Marc Barreca
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF WASHINGTON

In re:

MICHAEL HENNESSEY, III,
Debtor(s).

Case No.: 18-12660

ORDER RE MOTION FOR APPROVAL OF
SALE OF REAL PROPERTY

This matter having come before the Court, upon the debtor's Motion for Approval of Sale of Real Property being fully advised in the premises and good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

- 1) The debtor's Motion is granted;
- 2) The debtor is authorized to sell the property located at 9693 Crest Drive, Blaine, WA 98230 for \$400,000.00;

Order Re Motion for Approval of Sale of Real
Property

1904 Wetmore Ave., Suite 200
Everett, WA 98201
P 425.212.4800 || F 425.212.4802 || **Neeleman
Law
Group**

1 3) That the proceeds of the sale shall be distributed as follows:

- 2 a. Payment to county for real estate taxes owed through the closing of this
- 3 transaction.
- 4 b. The mortgage will be paid in full from the closing agent. The closing agent
- 5 shall pay the lien based on an unexpired payoff quote. If the amount is not
- 6 paid in full, creditor must agree in writing to the terms of any approved short
- 7 sale.
- 8 c. The lien of Washington Department of Social and Health Services will be paid
- 9 in full from the sales proceeds.
- 10 d. Payment in full of all fees and costs associated with the sale including real
- 11 estate commissions and costs.
- 12 e. All typical and customary closing costs and expenses including but not limited
- 13 to title insurance, recording fees and excise taxes.
- 14 f. Any miscellaneous charges including but not limited to Property taxes and
- 15 any delinquent utility charges.
- 16 g. To the Chapter 13 Trustee in the amount of \$8,650.00 to pay
- 17 administrative fees and any remaining balance shall be disbursed
- 18 pursuant to the debtor's plan. The agent shall include the debtor's name
- 19 and case number (18-12660) on the form of payment. The payment should
- 20 be mailed to **Chapter 13 Trustee, PO Box 2139, Memphis, TN 38101-**
- 21 **2139.**
- 22 h. Any remaining funds will be paid to the debtor.
- 23
- 24
- 25

1 4) Upon closing, the closing agent shall provide a Final Closing Disclosure Statement to
2 debtor's counsel at eneeleman@expresslaw.com.

3 5) That this order is effective immediately and the 14 day appeal and stay periods have
4 been waived.

5
6 //END OF ORDER//

7 Presented by:

8 /s/ Thomas D. Neeleman

9 Thomas D. Neeleman

10 WSBA # 33980

11 1904 Wetmore Ave., Suite 200

12 Everett, WA 98201

13 Telephone (425) 212-4800

14 NO OBJECTION:

15 /s/ Jason Wilson-Aguilar (approved via email)

16 Chapter 13 Trustee

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